

PLANNING COMMISSION AGENDA

August 25, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: July 28, 2015

I. PUBLIC HEARINGS

1. CAMBRIDGE SUBDIVISION PHASE 2
2. COLONIAL PROMENADE HUNTSVILLE; R/S OF LOT 1 & LOT 5 (MINOR)
3. THE COVE 2nd ADDITION; R/S OF LOTS 9F & 9E OF A R/S OF LOT 9D OF R/S OF LOT 9B OF A R/S OF LOT 9 OF THE COVE AND R/S OF LOT 10 OF THE COVE
4. WATSON GRAND PHASE 1 (**WITHDRAWN**)
5. WATSON GRAND PHASE 2 (**WITHDRAWN**)
6. HERITAGE BROOK SUBDIVISION PHASE 3; (**WITHDRAWN**)
7. NATIONAL BANK OF COMMERCE PROPERTIES (MINOR)
8. PEARSALL GARDENS; R/S OF BLOCK 6 (MINOR)
9. RUFF SUBDIVISION (MINOR)
10. SOUTH HIGHLAND PARK
11. VILLAGE OF PROVIDENCE PHASE 7B; REPLAT OF PROVIDENCE 7A
12. VILLAGE OF PROVIDENCE; HILLCREST AVENUE EXTENSION
13. WEST HUNTSVILLE ADDITION; CONSOLIDATION OF LOTS 15 & 16, BLOCK 86 (MINOR)
14. WESTLAWN SCHOOL SUBDIVISION; R/S OF TRACT E, F, G AND H OF WEST HUNTSVILLE ADDITION (ZONING PLAT)
15. **LOCATION, CHARACTER, AND EXTENT**
(a) HUNTSVILLE AQUATICS CENTER (#840)
16. **ZONING**
(a) RESEARCH STATION REZONING (1509)
(b) ISHEE ZONING (1511)
(c) GOVERNORS ZONING (1512)
(d) STERLING ZONING (1513)
(e) PROCTER ZONING (1514)
(f) ZONING ORDINANCE AMENDMENT: VILLAGE BUSINESS C-6 DISTRICT

II. SUBDIVISIONS

1. CAMBRIDGE SUBDIVISION PHASE 2

Relayout (139 lots) Developer: Mungo Homes of Alabama
Repreliminary (45 lots) Engineer: Goodwyn, Mills, Cawood

Located: Southwest City; south of Martin Road and west of Zierdt Road
2. COLONIAL PROMENADE HUNTSVILLE; R/S OF LOT 1 & LOT 5 (MINOR)

Layout (2 lots) Developer: Wal-Mart Real Estate
Final (2 lots) Engineer: Gonzalez - Strength

Located: Northwest City; north of Highway 72 West and west of Balch Road

3. THE COVE 2nd ADDITION; R/S OF LOTS 9F & 9E OF A R/S OF LOT 9D OF R/S OF LOT 9B OF A R/S OF LOT 9 OF THE COVE AND R/S OF LOT 10 OF THE COVE

Relayout (9 lots) Developer: J. Watson
 Engineer: Mullins LLC

Located: Southeast City; west of Little Cove Road and north of Ripple Lane
4. NATIONAL BANK OF COMMERCE PROPERTIES (MINOR)

Layout (2 lots) Developer: NBC
Final (2 lots) Engineer: Mullins LLC

Located: Central City; west of Meridian Street and north of Monroe Street
5. PEARSALL GARDENS; R/S OF BLOCK 6 (MINOR)

Layout (2 lots) Developer: Oakwood Partners, LLC
 Surveyor: Big Spring Surveyors

Located: Northeast City; north of Oakwood Avenue and west of Washington Street
6. RUFF SUBDIVISION (MINOR)

Layout (2 lots) Developer: R. Ruff
 Surveyor: Big Spring Surveyors

Located: Southeast City; east of South Shawdee Road and south of Dale Road
7. SOUTH HIGHLAND PARK

Relayout (250 lots) Developer: Focus Investments, LLC
 Engineer: Goodwyn, Mills, & Cawood, Inc.

Located: Southeast City; east of Old Big Cove Road and south of Highland Park Drive
8. VILLAGE OF PROVIDENCE PHASE 7B; REPLAT OF PROVIDENCE 7A

Layout (4 lots) Developer: Townmakers, LLC.
Preliminary (4 lots) Surveyor: Goodwyn, Mills, & Cawood, Inc.
Final (4 lots)

Located: Northwest City; north of Highway 72 West and east of Providence Main Street
9. VILLAGE OF PROVIDENCE; HILLCREST AVENUE EXTENSION

Layout (road only) Developer: Townmakers, LLC.
Preliminary (road only) Surveyor: Goodwyn, Mills, & Cawood, Inc.

Located: Northwest City; north of Highway 72 West and west of Providence Main Street

10. WEST HUNTSVILLE ADDITION; CONSOLIDATION OF LOTS 15 & 16, BLOCK 86 (MINOR)

Layout (1 lot)
Final (1 lot)

Developer: C. Haddox
Surveyor: Johnson and Associates

Located: Southwest City; north of Ninth Avenue and west of Ninth Street

11. WESTLAWN SCHOOL SUBDIVISION; R/S OF TRACT E, F, G AND H OF WEST HUNTSVILLE ADDITION (ZONING PLAT)

Layout (1 lot)
Final (1 lot)

Developer: Huntsville City Board of Education
Surveyor: Garver

Located: Southwest City; north of Bob Wallace Avenue and east of Jordan Lane

12. WILLOWS @ SANCTUARY COVE; R/S OF LOTS 1 and 2 OF SANCTUARY COVE

Final (108 lots)

Developer: Wright Homes, LLC
Engineer: Smith Engineering

Located: Southeast City, south of Terry Drake Road and east of Old Big Cove Road

III. LOCATION CHARACTER, AND EXTENT

1. HUNTSVILLE AQUATICS CENTER (#840)

Developer: COH

Architect: Nola Peursem Architects

Located: Southwest City; south of Drake Avenue and west of Leeman Ferry

IV. VACATION OF RIGHT OF WAY

Vacate unimproved alleyway, East Huntsville Addition, Lot 12 and lot 13, Block 98, 205 England Street

V. ZONING

1. RESEARCH STATION REZONING (1509)

Located: East side of Research Park Blvd and south of Research Station Blvd
Rezoning Request: Residence 2-B District to Neighborhood Business C-1 District (1.62 acres)

2. ISHEE ZONING (1511)

Located: South of U.S. Highway 72 West and on the east side of Slaughter Road
Proposed Zoning: Highway Business C-4 District (1.40 acres)

3. GOVERNORS ZONING (1512)

Located: North of Interstate 565 and on the north side of Governors West
Proposed Zoning: Commercial Industrial Park District (8.51 acres)

4. **STERLING ZONING (1513)**
Located: South of Sutton Road and on the east side of Woodside Drive
Proposed Zoning: Residence 1-A District (1.44 acres)
5. **PROCTER ZONING (1514)**
Located: West of Greenbrier Road and on the south side of Hundley Way
Proposed Zoning: Commercial Industrial Park District (156.34 acres)
6. **ZONING ORDINANCE AMENDMENT: VILLAGE BUSINESS C-6 DISTRICT**-Adds new Article 27-Village Business C-6 District Regulations, amends Article 75-Alcoholic Beverage Control Regulations to add regulations for Article 27, and Article 92-Board of Adjustment, Section 92.5-Powers and Duties, Subsection 92.5.3-Permitted Uses as Special Exceptions.
7. **NATURE’S COVE REZONING (1515)**
Located: East of U.S. Highway 431 South and on the south side of Caldwell Lane
Rezoning Request: Residence 1-A District to Residence 1-B District (60.98 acres)
8. **SWANCOTT REZONING (1516)**
Located: South of Interstate 565 and east of Swancott Road
Rezoning Request: Highway Business C-4 District to Commercial Industrial Park District (101.45 acres)
9. **ZONING ORDINANCE AMENDMENT: PVA LIGHTING**
Amends Article 71 – Off-street Parking and Vehicular Use Area (PVA) Landscaping Requirements, Section 71.6 - PVA Lighting Requirements, to amend PVA lighting standards.
10. **ZONING ORDINANCE AMENDMENT: EXTERIOR BUILDING MATERIALS**
Amends Article 10 - Residence 1 District Regulations; Article 11 - Residence 1-A District Regulations; Article 12 - Residence 1-B District Regulations; Article 13 – Residence 2 District Regulations; Article 14 - Residence 2-A District Regulations; Article 15 - Residence 2-B District Regulations; Article 16 - Residence 1-C District Regulations; Article 17 - Residence 2-C District Regulations; Article 20 - Neighborhood Business C-1 District Regulations; Article 21 - Neighborhood Business C-1A District Regulations; Article 22 -Neighborhood Business C-2 District Regulations; Article 80 - Residential Office District Regulations; and Article 81 - Office District Regulations to amend existing exterior building materials.
11. **ZONING ORDINANCE AMENDMENT: NEIGHBORHOOD BUSINESS C-1A DELETION**
Amends Article 72 – Sign Regulations, Section 72.4 – Permitted Signs by Districts, by amending subsection 72.4.2; Article 75 – Alcoholic Beverage Establishment Regulations, Section 75.3 – Permitted Establishments by Districts, by amending subsection 75.3.1; and Article 92 – Board of Adjustment, Section 92.5 – Powers and Duties, subsection 92.5.3(2) – Permitted Uses as Special Exceptions, to delete language concerning the Neighborhood Business C-1A District.

VI. INVOCATION/EXTENSION OF BONDS

1. Cedar Park at Bell Grove Phase 2
2. The Sanctuary at River Ridge Phase 2: R/S
3. River Ridge Phase V: R/S
4. Anslee Farms Phase 1
5. Walnut Cove II, Phase II at Lake Forest
6. Village of Providence Phase 6-A; R/S